

The Planning Commission for the City of Junction City met on Wednesday, November 18, 2015 at 6:30 p.m. in the Council Chambers at City Hall, 680 Greenwood Street, Junction City Oregon.

**PRESENT WERE:** Planning Commissioners, Jason Thiesfeld (Chair), Jack Sumner (Vice Chair), Jeff Haag, Ken Wells, James Hukill, Stuart Holderby and Sandra Dunn; Planning Commission Alternates, Alicia Beymer, and Patricia Phelan; City Planner, Jordan Cogburn and; Planning Secretary Substitute, Gina Moore. Absent: None.

**I. OPEN MEETING AND REVIEW AGENDA**

Chair Thiesfeld opened the meeting at 6:30 pm and led the Pledge of Allegiance.

**II. CHANGES TO THE AGENDA**

Approval of Minutes would take place at the December, 2015 meeting.

**III. PUBLIC COMMENT (FOR ITEMS NOT ALREADY ON THE AGENDA)**

None

**IV. HANAVAN MINOR PARTITION REQUEST**

Planner Cogburn reviewed the staff report for the Hanavan Preliminary Partition (MP-15-02). There were no stated concerns by Public Works or the Fire District.

**Motion:** Commissioner Wells made a motion to approve with conditions as stated in the final order for MP-15-02, Hanavan Preliminary Partition, Tax Lot 6900 of Assessor's Map 15-04-31-14. Commissioner Sumner seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Holderby, and Sumner voted in favor.

**V. PUBLIC HEARING: AMD-15-02, PERMITTED USE IN R3**

Chair Thiesfeld opened the public hearing for the proposed Text Amendment to the Zoning Code, Chapter 17.20 and asked if any Commissioner had a bias, ex parte contact or conflict of interest to declare.

There were none.

**Staff Report**

Planner Cogburn reviewed the staff report for AMD-15-02. At the June 23, 2015 City Council meeting, staff was directed to initiate a Code Text Amendment process and present revisions of the Junction City Municipal Code adding Public Schools as an outright permitted use in the R3 (Multiple-Family Residential) Zoning District.

**Testimony**

Chair Thiesfeld asked if there was anyone who wished to offer testimony.

Junction City School District Superintendent, Kathleen Rodden Nord, 325 Maple Street, Junction City Oregon 97448 stated a school was seemingly compatible with a residential zoning. The district was not asking for intrinsic industrial use. A school cited in a residential area was a safe route to school.

Mr. Van Criddle, General Manager of First Student wrote a letter in support of the code text amendment.

Commissioner Haag asked if he was correct that the public had recently voted down a bond measure for a new school.

Superintendent Rodden Nord responded that was correct.

Commissioner Haag asked if the school had funds available for purchase of property for a new school or was that planned for the future.

Superintendent Rodden Nord said the school district had funds to purchase land but it might also go to a bond measure.

Planner Cogburn noted public schools were currently permitted on land zoned as Public Land not R3 (Multi-family Residential).

Commissioner Hukill asked Superintendent Rodden Nord if a school was built in the area the district was considering, how that would impact the traffic on W 18<sup>th</sup> Avenue and Rose Street.

Superintendent Rodden Nord responded the school district would need to complete a traffic analysis.

Commissioner Holderby asked if a new school were constructed, what would happen to the old school (Laurel Elementary).

Superintendent Rodden Nord answered there would be public input on that question. It was not the school district's goal to demolish the property.

Mr. Tony Ceniga, 235 Thor Place, Junction City Oregon 97448, commented, while he was on the school board, there had been considerable conversation regarding rebuilding Laurel Elementary School. There were bids submitted to rehabilitate but they were already three-quarters of the way to a new building.

Chair Thiesfeld noted Rose Street was already congested. He asked, would they propose another road on the back side of the property.

Mr. Ceniga replied yes there would probably be another road onto W 18<sup>th</sup> Avenue. He added there would still be safety issues if Laurel Elementary was rebuilt.

Commissioner Sumner said tonight (at the public hearing), the Commission was tasked with considering if schools should be permitted uses in R3 zones.

Mr. John P. Gambee, 93984 Prairie Road, Junction City, Oregon, 97448 said he respected what other people said but despite hearing how unsafe Laurel Elementary was, there had not been any accidents. A school located at W 18<sup>th</sup> and Rose Street did not adhere to the school district objective of being near where students lived. Land zoned R3 was scarce in Junction City. He did not think locating an elementary school next to the middle school was a great idea.

Mr. Corey Walker, 1694 W 6<sup>th</sup> Avenue, Junction City, Oregon, 97448 felt there was a shortage of land (for multi-family housing). He disagreed with taking the R3 land.

Commissioner Haag said he wanted to entertain the idea of keeping the public hearing open.

Commissioner Sumner agreed.

**Motion:** Commissioner Haag made a motion to keep the hearing open until the December 16, 2015 Planning Commission meeting. Commissioner Holderby seconded the motion.

**Vote:** Passed by a vote of 6:1:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Holderby, and Sumner voted in favor.

Commissioner Wells voted against the motion.

## **VI. PLANNING REPORT**

Planner Cogburn reviewed the October Planning Report.

Grain Millers, ODOT (Oregon Department of Transportation) and, Lane County, reached an agreement on a site plan for the Meadowview Road Grain Millers' property.

Downtown area 3D model, Chair Thiesfeld asked that the model be brought to the December meeting.

Previously the Council directed staff to review traffic signage/signals throughout town. Sandow Engineering was contacted and staff anticipated a report soon.

## **VII. COMMISSIONER COMMENTS**

Commissioner Sumner appreciated everyone's attendance.

## **VIII. ADJOURNMENT**

**Motion:** Commissioner Sumner made a motion to adjourn the meeting. Commissioner Dunn seconded the motion.

**Vote:** Passed by a vote of 7:0:0. Chair Thiesfeld, Commissioners Dunn, Hukill, Haag, Wells, Holderby, and Sumner voted in favor.

The meeting adjourned at 7:54 p.m.

The next regularly scheduled Planning Commission meeting would be Wednesday December 16, 2015 at 6:30 p.m.

Respectfully Submitted,

---

Tere Andrews, Planning Secretary

---

Jason Thiesfeld, Planning Commission Chair